PREPARED BY (AND RETURN TO):

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W & I Ref: gj Title No: 46719

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/17/05 14:34 2 pgs
Fees:13.00 Taxes:743.70
20051017-0125096

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John J. Repecko Jacqueline R. Repecko 6536 Chessington Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 155-08-C-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$201,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David R. Northcutt and spouse, Gaye S. Northcutt,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John J. Repecko and spouse, Jacqueline R. Repecko** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Poplar Creek Estates Phase Two of record in Book 6900, page 339 through 347, amended by Amendment and Change of Survey Monumentation, Book 7900, page 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David R. Northcutt and spouse, Gaye S. Northcutt by deed from Michael V. Houston and spouse, Melissa L. Houston of record in Doc. No. 20040106-0002037, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 339 thru 347, said Register's Office, which Plan shows a 20 foot minimum building setback line from Chessington Drive, together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a Stormwater Detention Agreement of record in Book 7099, page 299, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6536 Chessington Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of October, 2005 .

David R. Northcutt

Gaye S. Northcutt

State of FLORIDA
County of Hillsborough

On this 13th day of October, 2005 , before me the undersigned authority, personally appeared **David R. Northcutt and Gaye S. Northcutt** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 8-14-2009

Notary

WILLIAM R. CAUDLE
MY COMMISSION # DD461343
EXPIRES: Aug. 14, 2009
Florida Notary Service.com

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $201,000.00

Affiant

Sworn and subscribed before me this 14th day of October, 2005

My Commission Expires: 8-14-2009

Notary Public

WILLIAM R. CAUDLE
MY COMMISSION # DD461343
EXPIRES: Aug. 14, 2009
Florida Notary Service.com